



Charlton Brook Crescent

Chapelton, Sheffield, S35 2XR

Guide Price £300,000 - £320,000



- 3 BED DETACHED
- TASTEFUL DECOR
- PREVIOUSLY 4 BED, COULD BE CHANGED BACK IF DESIRED
- AMPLE OFF ROAD PARKING AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- GENEROUS DIMENSIONS
- CONTEMPORARY KITCHEN AND BATHROOM
- SOUTH FACING GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

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GUIDE PRICE £300,000 - £320,000. STEP INSIDE THIS SPACIOUS, DOUBLE STOREY EXTENDED 3 BED DETACHED FAMILY HOME, hosting an elevated position on a popular estate in the great commuter location of Chapelton, close to an array of amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. Boasting a large open plan living space, scope to reconfigure back into a four bed if desired, currently hosting two large bedrooms with dressing areas, modern kitchen and bathroom, ample off road parking with garage and a sun drenched, south facing garden.

Briefly comprising entrance hall, living room, dining room, kitchen, downstairs WC, rear porch, three good sized bedrooms and impressive family bathroom. Must be seen to appreciate the size, the further potential and the location...book now to avoid disappointment!

LIVING ROOM

A light and airy, spacious living room, drenched in natural light through a large front facing uPVC window, hosting a charming cast iron fireplace with electric flame effect fire and solid wood surround giving a great focal point to the room and cosy feel in the wintry months, also comprising two wall mounted radiators, aerial point, telephone point and opening out in to the dining room creating a great social/family space.

DINING ROOM

An archway leads through into a generously sized dining area, boasting a large under stairs storage cupboard, wall mounted radiator and doorway leading to the kitchen, scope here to create a large open plan kitchen/diner if desired.

KITCHEN

A sleek, monochrome kitchen hosting an array of white gloss wall and base units providing plenty of storage space, contrasting black granite effect work surfaces, inset one and a half bowl sink and drainer with mixer tap, free standing gas cooker with stainless steel extractor above, integrated tall fridge/freezer, under counter space and plumbing for washing machine, tiled flooring with under floor heating, inset spotlights, over counter lighting/spots and rear facing uPVC window. Door leads into handy rear porch.

DOWNSTAIRS WC

A great addition to any busy household, fully tiled, comprising low flush WC, wall mounted radiator and frosted uPVC window.

BEDROOM 1

A large extended double bedroom, hosting a designated dressing area, comprising wood flooring, wall mounted radiator and front facing uPVC window.

BEDROOM 2

A further good sized double bedroom with perfect dressing area, or office space, comprising wood flooring, two wall mounted radiators and rear facing uPVC window.

BEDROOM 3

A great single bedroom, nursery or home office, comprising wall mounted radiator and front facing uPVC window.

BATHROOM

An impressively sized, stylish family bathroom, fully tiled in 'on trend' grey, hosting a luxurious modern roll top bath, jet shower cubicle with drench head, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, extractor fan, inset spotlights and frosted uPVC window.

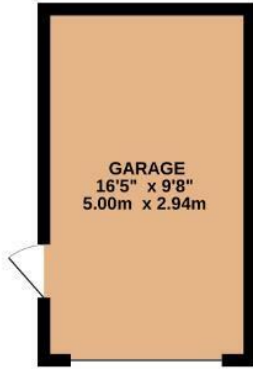
GARAGE

Offering that extra storage space we all crave, comprising up and over door, uPVC side door, lighting and sockets throughout.

EXTERIOR

The front of the property boasts great kerb appeal with a low maintenance shale area adorned with shrubs and a long driveway providing off road parking for at least two cars. Scope to make a large double drive if required. To the rear of the property is a fully enclosed, sun drenched, south facing garden, hosting an extensive block paved, private courtyard perfect for entertaining in the summer months with steps rising to a sizeable, enclosed neat lawn area.

Floorplan



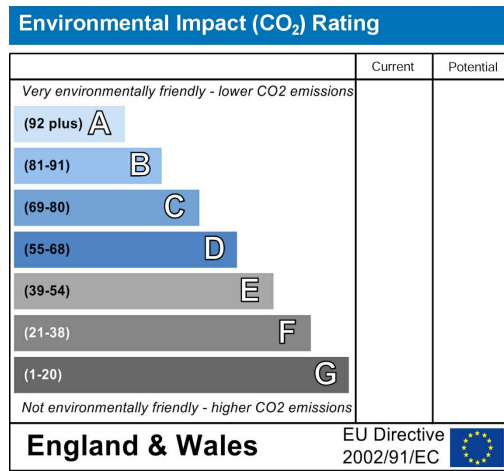
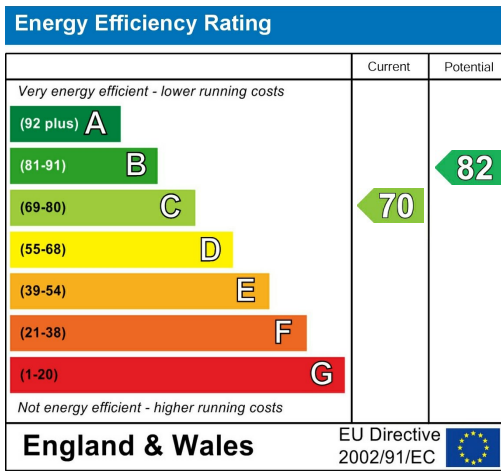
HUNTERS®







Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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